

## CHAPTER 3

### AGRICULTURAL DISTRICTS

#### SECTION:

- 5-3-1: Uses Permitted
- 5-3-2: Special Permit Uses
- 5-3-3: Area, Width, Building Height
- 5-3-4: Lot Coverage
- 5-3-5: Yards Required
- 5-3-6: Automobile Storage or Parking Space

**5-3-1: USES PERMITTED:** The following uses are permitted in the AG-1 District:

Agricultural uses, farm dwellings, commercial grain storage.

Home occupations; one (1) and two (2) family residential dwellings (which provide the minimum lot area as specified in Section 5-3-3 herein).

Community buildings; utility and service systems buildings and lands; libraries and museums; picnic grounds; religious, educational or charitable institutions, providing structures containing such uses are no closer than twenty-five feet (25') to lot line between adjacent residences.

Unlighted signs notifying of sale, rental or lease of land or sale of farm goods on the premises on which the sign is maintained having not over fifty (50) square feet of sign area; signs announcing meeting time and place of civic organizations.

Advertising structures in accordance with the following conditions:

- (A) Providing such structure is no closer than two hundred feet (200') to any residential district or to any residence which is existing prior to the location of such structures.
- (B) Providing all such structures meet the yard requirements and building height limitations of the AG-1 District.
- (C) Providing no device is attached or incorporated into the structures which might distract automobile drivers thereby creating an unsafe condition. Distracting devices not to be permitted shall include

parts of the sign which rotate, revolve, or move in any other fashion; illumination which is directed to any extent directly toward approaching automobiles; flashing, alternating or rotating lights.

- (D) Providing all structures are properly constructed and not allowed to remain in a deteriorating or leaning condition whether due to storm damage or lack of maintenance.
- (E) Providing no such structure is allowed to remain in an unused condition for longer than sixty (60) days.

Public parks, picnic grounds, forest preserves and artificial lakes.

**5-3-2: SPECIAL PERMIT USES:**

- (A) Uses of land including quarrying and mining of natural resources, sanitary landfill and other types of landfills, refuse disposal and dumps.
- (B) Cemeteries.
- (C) Commercial resort uses such as lodges, restaurants, rental cottages, riding stables, golf course, swimming pools, tennis courts and other such recreational facilities.
- (D) Public utility substations, booster stations, radio and television relay towers, repeater stations, etc., but not including power generation or gas manufacturing plants.

**5-3-3: AREA, WIDTH, BUILDING HEIGHT:** No dwelling shall be located on a lot less than one (1) acre in area or less than one hundred fifty feet (150') in width. No residential dwelling shall exceed thirty feet (30') in height.

**5-3-4: LOT COVERAGE:** Percentage of lot coverage limitation not specified.

5-3-5

5-3-6

**5-3-5: YARDS REQUIRED:** Yards of the following minimum depth shall be provided in the AG-1 District.

- (A) Front Yard: Fifty feet (50').
- (B) Side Yard: Each not less than fifteen feet (15').
- (C) Rear Yard: Thirty feet (30').

**5-3-6: AUTOMOBILE STORAGE OR PARKING SPACE:** Adequate off-street parking in accordance with provisions of Section 5-7-5 of this Code.